007.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,700 / 904,700
					USE VALUE:	904,700 / 904,700
					ASSESSED:	904,700 / 904,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONITATIBUS DANIEL & KAREN
Owner 2:	
Owner 3:	
Street 1:	48 NEWCOMB ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONITATIBUS PETER R-ANNA E -
Owner 2:	-
Street 1:	46 NEWCOMB ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .081 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2565 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3528.000	484,000		420,700	904,700
Total Card	0.081	484,000		420,700	904,700
Total Parcel	0.081	484,000		420,700	904,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.71 | /Parcel: 352.71

Legal Description

User Acct: 6139

GIS Ref:

GIS Ref:

Insp Date: 12/08/17

Entered Lot Size

Total Land:

Land Unit Type:

!659!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	484,000	0	3,528.	420,700	904,700		Year end	12/23/2021
2021	104	FV	461,900	0	3,528.	420,700	882,600		Year End Roll	12/10/2020
2020	104	FV	462,100	0	3,528.	420,700	882,800	882,800	Year End Roll	12/18/2019
2019	104	FV	358,600	0	3,528.	447,000	805,600	805,600	Year End Roll	1/3/2019
2018	104	FV	357,500	0	3,528.	326,000	683,500	683,500	Year End Roll	12/20/2017
2017	104	FV	335,200	0	3,528.	284,000	619,200	619,200	Year End Roll	1/3/2017
2016	104	FV	335,200	0	3,528.	241,900	577,100	577,100	Year End	1/4/2016
2015	104	FV	298,500	0	3,528.	236,600	535,100	535,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:49:49

LAST REV

Date	Time
08/10/20	14:13:31
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 659

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONITATIBUS PET	49336-116		4/24/2007	Family	99	No	No		Bonitatibus Peter D.O.D. 08/11/2013.
	8035-10		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	6139
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2020	717	Porch	26,100	C				
2/10/2017	150	Redo Kit	10,623	C				#48 Kitch reno
11/13/2015	1764	Alterati	1,221					
12/5/2003	1052	New Wind	6,300					

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	Inspected	PH	Patrick H
10/17/2017	MEAS&NOTICE	HS	Hanne S
4/15/2009	Meas/Inspect	163	PATRIOT
9/21/1999	Meas/Inspect	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3528		Sq. Ft.	Site		0	80.	1.49	1									420,673						420,700	

Total AC/HA:	0.08099	Total SF/SM:	3528	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	420,673	Spl Credit		Total:	420,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10811520
Const Adj.:	0.97757620
Adj $ / SQ:	194.988
Other Features:	102000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657640
Depreciation:	173617
Depreciated Total:	484023

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

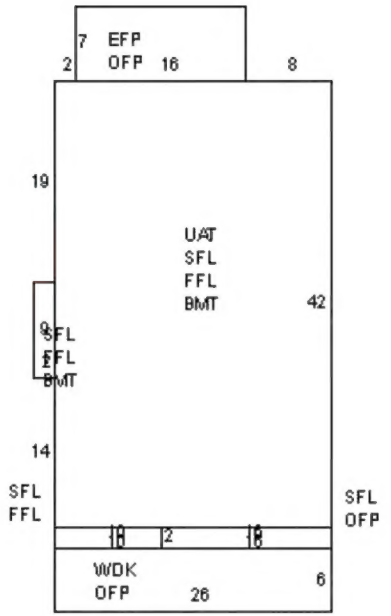
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.99
Special Features:	0	Val/Su Net:	114.07
Final Total:	484000	Val/Su SzAd	211.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,162	194.990	226,576
FFL	First Floor	1,130	194.990	220,337
BMT	Basement	1,110	58.500	64,931
OFP	Open Porch	300	21.510	6,452
UAT	Upper Attic	273	109.190	29,810
WDK	Deck	156	12.130	1,893
EFP	Enclos Porch	112	50.380	5,642

	Net Sketched Area:	4,243		Total:	555,641
Size Ad	2292	Gross Area	5062	FinArea	2565

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	